

**INFORMATION ON PURCHASING
TAX SALE CERTIFICATES
FROM LANCASTER COUNTY, NE
2010 PUBLIC SALE**

WHERE

The tax sale will be held at the Lancaster Extension/Education Center, which is located at 444 Cherrycreek Road, Lincoln, NE.

WHEN

The taxes are offered at "PUBLIC TAX SALE" after we have advertised them for three consecutive Saturdays in February in the Lincoln Journal-Star Newspaper.

Our "PUBLIC TAX SALE" is held the first Monday of March each year and begins promptly at 7:30 a.m. You must be present on the day of sale. If you arrive late at the Extension Center, you will have to wait until we complete one full round of bidding before you are allowed to enter the round robin. If you come into our office at 555 South 10th Street on the day of the sale, you will have to wait until we finish the sale at the Extension Center for availability of liens to purchase over the counter.

HOW THE SALE WILL BE CONDUCTED

The sale will be conducted in accordance with State Statute 77-1807:

"The person who offers to pay the amount of taxes due on any real property for the smallest portion of the same shall be the purchaser, and when such person designates the smallest portion of the real property for which he or she will pay the amount of taxes assessed against any such property, the portion thus designated shall be considered an undivided portion. If no person bids for a less quantity than the whole, the treasurer may sell any real property to any one who will take the whole and pay the taxes and charges thereon....."

(Please look at this statute along with others governing tax liens, foreclosures, and deeds on the state's website: <http://statutes.unicam.state.ne.us/>).

PLEASE NOTE: THE UNDIVIDED INTEREST IS ON THE PROPERTY ITSELF—YOU WILL PAY ALL DELINQUENT TAX AND INTEREST DUE IN FULL.

If no person makes a request to bid down on any parcel, the sale will be conducted as a round robin, with 100% undivided interest implied. Where you are seated will be determined by the number you choose at random when signing in on the day of sale. You may choose to accept that parcel which is offered to you in the round robin or pass. If you choose to pass, you pass to the next chair, and so on. Your turn in that round is done until we go around the whole room of bidders. If we proceed in this manner, and someone announces their desire to bid a parcel down,

we will bid the parcel down.

PREPARATION FOR SALE: PRE-REGISTER BY FEBRUARY 22, 2010

We are asking you to pre-register before the sale each year, regardless if you have attended a prior sale or not. The pre-registration forms can be found online. The county's website is www.lancaster.ne.gov. You may also find these forms at our office at 555 So. 10th Street. Be sure to fill out W-9 form **exactly as it reads on Federal ID Application or Social Security Card**. This information will be forwarded to the IRS.

The liens will be offered for sale, one parcel at a time in alphabetical order according to the legal description's abbreviated subdivision name. As in the past, we will break down the rounds as follows:

1. Amounts over \$10,000-alphabetically
2. Amounts between \$5,000 - \$10,000-alphabetically
3. Amounts between \$500 - \$5,000-alphabetically
4. Amounts under \$500- alphabetically

The amounts on the list will be tax only-it will not include interest due.

We will attempt to make the sale list as clean as possible-we will skip over parcels which are owned by the government, recaptured greenbelts, mobile homes, and bankruptcies.

Please sort your list accordingly, so we may conduct the sale in a timely fashion.

The total you are given will include the taxes, delinquent interest and a \$10.00 sale fee per tax lien. The \$10.00 fee is not refundable upon redemption. You will not receive any documents the day of the sale. We issue the tax sale certificates at a later date. We will notify you when the certificates are ready to be picked up. If you are unable to pick these documents up in person due to living out of town, please sign the bottom of the Pre-registration form and we will mail the certificates to you by certified mail.

REDEMPTION OF CERTIFICATES

The current interest rate is 14% per year; you will earn interest from the date you take the certificate to the date of redemption.

When an owner of a property redeems a certificate you hold, you will receive a certified letter notifying you of the redemption. You are required to bring the **original tax sale certificate with the raised seal** to our office to receive your check—no copies of certificates will be accepted for payout—so please keep your original certificates in a safe and secure place. If you are unable to walk the original certificates in, you need to mail them “certified mail” and be sure to sign the bottom of your pre-registration form so the treasurer's office may sign the book in your absence.

SUBSEQUENT TAXES

You should pay the subsequent taxes as they become delinquent. You may call our office after August 15th of each year and request amounts due. We will need you to provide us with parcel numbers, certificate numbers and the date your check will arrive in our office. (We will figure interest to that date). You will **not** receive notification of these subsequent taxes—you are just the lien holder—the homeowner will receive all notices of taxes due.

FORECLOSURES AND/OR DEEDS

The certificate of tax sale is held for three years before you can foreclose on the property. (That is three years from the original tax sale date). This date will be indicated on each of the certificates you purchased. At this time, please contact an attorney for legal advice. Lancaster County does not provide this information to you. There are statutory time lines for both foreclosures and deeds, and if they are not met according to these statutes, you could lose your entire investment.

Please note: If a foreclosure is filed, you are required to notify this office of the court case. You are also required to send a copy of the dismissal of the case when this occurs.

BANKRUPTCIES

If you purchase a tax lien and the homeowner subsequently files bankruptcy, we will notify you of these proceedings. At this time, it would be wise to obtain advice from an attorney—we will not give out any legal advice or help you prepare your bankruptcy claim forms.

This is very important—if you are directly receiving funds from a bankruptcy trustee on a tax lien, please inform this office—otherwise, our records indicate the lien as unpaid and will quote a payoff figure to anyone requesting it.

If you have received final payment from the trustee on your claim, please contact our office so that our records can indicate this and be updated.